

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	370 Taft Avenue	Date:	September 25, 2015
Perm. Parcel No:	8813-15-037	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Baltek Randhawa	Maximum Occupancy:	6 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially under rear deck and in rear yard.
2. All exterior receptacles must be GFCI protected and weather-proof. Receptacle located low on wall of deck does not comply.
3. Repair/replace steps from rear deck onto concrete drive so that the risers are consistent in height with no more than a 3/8" overall dimensional variation.
4. Repair rear deck to eliminate the 5" wide gap between deck portions.
5. Structurally repair the rear deck beams (currently on single members) to meet the minimum requirements for the spans and load. Remove temporary shoring.
6. Roofs must be free of holes, deterioration or leakage. Obtain final inspection on roof permit once work completed.

GARAGE:

1. Roofs must be free of holes, deterioration or leakage. Repair the garage roof flashing around the chimney. Obtain final inspection on roof permit once work completed.
2. Tuck-point or completely reconstruct the chimney above the roof line. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar.
3. All doors must open and close properly. Repair or replace the man door accordingly.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Richard Hickman

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DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Clean sidewalks of vegetation so that condition can be viewed to determine if additional work is required.
2. Concrete driveway was replaced. Obtain final inspection on roof permit once work completed.

GENERAL ELECTRICAL ITEMS:

1. The panel must be grounded to the street side of water service with #4 solid copper wire.
2. 60 Amp meter and exterior riser is not approved due to the replacement 100 amp electrical panel in basement. There is not permit for the new 100 amp panel. Install a complete 100-Amp service with grounding system. A City Of Bedford registered electrical contractor shall obtain a permit, all required inspections and approvals for the electrical work...
3. All taps and splices must be enclosed in work box with correct cover.
4. A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
5. All lights, outlets and switches must be complete and operate properly.
6. Exposed wiring must be properly secured.
7. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
8. All receptacles in bar sink area in basements must be GFCI protected.

GENERAL PLUMBING ITEMS:

1. Secure water lines on walls and ceilings in the basement.
2. Repair leak at base of main plumbing stack where spray on product was applied. Repair shall use code compliant plumbing.

GENERAL HVAC ITEMS:

1. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Obtain final inspection on furnace permit.
2. The flue piping from the furnace and hot water tank shall be sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

1. Install a handrail on the basement stairs full length of stair run.
2. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed. Wood panel areas show signs of mildew and wetness.
3. Install an air admittance valve under laundry sink.
4. Install an air admittance valve under bar sink.
5. Install a p-trap at laundry sink and washer laundry box.
6. Glue PVC fittings together at DWV coupling located under the bathtub.

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KITCHEN ITEMS:

1. Flooring must be sanitary. Clean the kitchen flooring.
2. GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the left side of the sink.
3. All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct. Drain in kitchen shall be revised to a direct connection and an air admittance valve shall be added. "S" drains and indirect connections are prohibited. Dishwasher drain line shall go to underside of countertop prior to connection to DWV system. Secure line.
4. Clean, repair and disinfect the kitchen cabinets.

BATH ITEMS: Basement half bath

1. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.
2. Caulk backsplash of sink.
3. Install an air admittance valve under bathroom sink.

BATH ITEMS: First floor

1. Install an air admittance valve under bathroom sink.
2. Caulk base of toilet leaving 1/2" in rear without caulk.
3. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Install a new or operational smoke detector on the first floor level(s).
3. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

Second floor ceiling height is less than six feet and therefore is not usable.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)